

## **PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT**

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**DATE:** October 11, 2001

**TO:** Orange County Zoning Administrator

**FROM:** Current Planning Services Division

**SUBJECT:** Public Hearing on Planning Application PA 01-0088

**PROPOSAL:** Coastal Development Permit for communication facility consisting of the construction of three 27' high steel poles with attached antennas and concrete transmission equipment enclosure. Existing temporary facility is to be replaced with new proposed facility.

**LOCATION:** 6195 Pacific Coast Highway, Newport Coast on the Pelican Hills Golf Club next to an existing maintenance facility.

**APPLICANT:** Verizon Wireless

**STAFF CONTACT:** James Thue, Project Manager  
Phone: (714) 834-2179 FAX: (714) 834-4652

**SYNOPSIS:** Current Planning Services Division recommends Zoning Administrator approval of PA 01-0088 subject to findings and conditions.

### **BACKGROUND:**

The project site is used as a maintenance facility for the existing Pelican Hills Golf Club, which was originally approved in 1989 under CD 89-27P. The maintenance facility is located on graded soil and is paved with asphalt. The maintenance yard includes an office, a staging area, two storage buildings, a large trash enclosure, a vehicle maintenance area with gas pumps, and a parking lot. The maintenance facility is accessed by Pelican Point, a service road off Pacific Coast Highway.

Several communication facilities are located on site. PacBell (Cingular) has four monopoles or "masts" located on an existing building and Cox PCS (Sprint) has nine "masts" on an existing building. These masts measure 35 feet in height from finish grade and are all attached to existing maintenance buildings. This proposal will bring the total number of antennas to sixteen. Existing landscaping and topography help shield the maintenance yard and antennas from surrounding areas and public views from Pacific Coast Highway.

The property is zoned PC(CD) and is located in Planning Area 10A of the Newport Coast Planned Community. The site is designated as Golf Course Use. The purpose of the CD District is to implement the California Coastal Act and the certified LCP (Local Coast Programs). The applicant is requesting a Coastal Development Permit for the proposed communication facility.

This proposal is submitted to replace a previously existing temporary communications facility. Originally, PacTel had placed a truck on the site to house cellular radio equipment in the maintenance yard. The truck/trailer was approximately 35' in length and 14' in height and contained an antenna array

with four panel antennas and one microwave dish (6' in diameter) mounted to the roof. County review of the facility concluded that a Coastal Development Permit was not needed for the temporary facility because no structures were to be built and no building permits were required.

#### **SURROUNDING LAND USE:**

Open Space in the form of a 249-acre golf course surrounds the maintenance facility with Tourist Commercial land use located beyond the golf club. Pacific Coast Highway is located approximately 425' south of the project site.

#### **REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and Hall of Administration building as required by established public hearing posting procedures. Additionally, a notice of public hearing was mailed to the California Coastal Commission on September 27, 2001. The proposal was distributed for review and comment to several County divisions for review and comment. There are no occupied dwellings within 100' of the project site.

The Sheriff/Communications Department reviewed the project and requested conditions be added to the project which state that the proposed facility shall not interfere with the Sheriff Department's communication system. Newport Beach was sent a copy of the planning application, but no comments were received at writing of this staff report.

#### **CEQA COMPLIANCE:**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is Categorically Exempt from the requirements (Class 2). The Class 2 exemption includes the replacement or reconstruction of existing facilities.

#### **DISCUSSION/ANALYSIS:**

Verizon proposes to build a permanent facility consisting of one 10' X 20' concrete building with a maximum height of 13'2", which meets the site development standards with a maximum 40 feet for structures in the Golf Course Planning area of the Newport Coast Planned Community. The building will be a Spanish style stucco structure with a tile roof and painted to match surrounding structures. The building will house two air conditioning units and electrical equipment including two sets of radio transmitters, which will be used to transmit signals back and forth from area wide users. Three pipe-mounted antennas will be placed on the front of the building. The maximum height of the antennas will be 27 feet. The antennas will be positioned to face north, southeast, and southwest to provide 360-degree coverage to Verizon's surrounding network.

The Coastal Act requires that new development be situated and designed in such a way as to protect views of scenic coastal areas and along the Pacific Ocean. The subject site is not located in visually significant land as defined in the Newport Coast Local Coastal Program (LCP). The proposed facility will be located on the southern portion of the maintenance yard facility. A note on the site plan states that antennas will not be visible from surrounding streets, parks, private yards, or private residences. The Newport Coast LPC Golf Course Planning Areas permit communication transmitting, reception, and relay facilities with approval of a Coastal Development Permit by the Zoning Administrator.

**CONCLUSION OR SUMMARY:**

The proposed project is a principal permitted use subject to Zoning Administrator approval of a Coastal Development Permit. The project will not be visible from Pacific Coast Highway and is not located within any identified visually significant areas. Communication facilities already exist on the site and the project meets development standards listed in the Newport Coast PC/LCP. Therefore, staff supports approval of this project provided the applicant agree to the conditions of approval recommended for this project as stated in Appendix B.

**RECOMMENDED ACTION:**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve Planning Application PA 01-0088 for a Coastal Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Section Chief  
CPSD/Site Planning Section

**ATTACHMENTS:**

- Appendix A. Recommended Findings
- Appendix B. Recommended Conditions of Approval

**EXHIBITS:**

1. Applicant's Letter of Explanation
2. Environmental Documentation
3. Project Plans
4. Photos

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.